

6.06.00 **DISTRICT REGULATIONS - NAVARRE BEACH**

6.07.00 **DISTRICTS AND BOUNDARIES - NAVARRE BEACH:** In order to regulate and limit the height and size of buildings, to regulate and determine the areas of open space within and surrounding buildings; to classify, regulate and restrict the location of trades and commerce; and the location of buildings designed for specified commercial, business, residential and other uses. Navarre Beach shall be divided into nine respective districts. The districts are:

NB-SF	One dwelling unit per platted lot
NB-MHD	Zero to four dwelling units per platted lot
NB-MD	Medium density residential - 0-10 DU/acre
NB-HD	High density residential - 0-30 DU/acre
NB-C	Commercial
NB-PMUD	Hotel/motel, residential, commercial – 0-30 DU/acre
NB-CON/REC	Parks, public access, and wetlands
NB-U	Utilities

A Commercial Core Area is hereby established and defined as the area beginning approximately 650 feet to the west of the westerly right-of-way line of Navarre Beach Causeway and extending westerly to a point approximately 800 feet east of the easterly right-of-way line of Arkansas Street. The Commercial Core Area shall be bounded on the north by Santa Rosa Sound and to the South by the Gulf of Mexico. The Commercial Core shall include those parcels within the Navarre Beach Commercial zoning district located east of the easterly right-of-way of Navarre Beach Causeway and fronting on Santa Rosa Sound.

This change enables Commercial Core Area performance standards, such as height limits, to apply to parcels zoned Navarre Beach Commercial east of the causeway and fronting on Santa Rosa Sound.

6.07.05 **NB - Commercial District (C).** Intent and Purpose of District: This district is composed of lands and structures used primarily to provide for the retailing of commodities and the furnishing of selected services. The regulations are intended to permit and encourage a full development of essential commercial uses, at the same time, however, protecting nearby residential properties from adverse affects of commercial activity.

A. Uses Permitted

1. Any use permitted in the preceding district.
2. Any retail business, provided that the products are displayed and sold on the

premises.

3. Personal service establishments, restaurants, lounges, financial institutions, commercial amusements establishments, professional and business offices, etc.
4. Shopping centers, provided that the boundaries of the building are located in excess of 50 feet, 20 feet or which must be landscaped, from any residential district.
5. Indoor theaters.
6. Commercial piers and marinas.
7. Hotels and motels.

With exception of the Planned Mixed Use district, the current code does not have any Navarre Beach district that allows hotels and motels as permitted use. This change provides for hotels to be permitted within NB-Commercial zoning district.

B. Special Exceptions

1. Any special exception allowed in the preceding districts.
2. ~~Hotels and motels.~~

C. Off-street Parking and Loading Regulations - See Section 6.08.06.

D. Traffic Requirements. No entrances or exits shall direct traffic into adjacent residential districts.

E. Screening Adjacent to Residential Districts: Where a lot line of a lot within a C commercial district abuts a side or rear lot line of a lot in any residential district, any open storage of equipment, materials or commodities shall be screened from said residential lot line. Such screen may be in the form of walls, fences or landscaping; shall be at least six feet in height and shall be at least 50% opaque as viewed from any point along said residential lot line. When landscaping is used for screening, the height and opacity requirements shall be attained within 18 months after open storage uses are established.

F. Landscaped Open Space: All commercial and/or multifamily residential (5 or more units) properties shall devote at least 20% of the parcel to landscaped open space. Landscaped open space includes a ten (10) foot wide front perimeter strip, landscaped islands in parking lots, drainage areas, preserved wetlands, and side and rear buffers. Improved parking and driveways are not considered landscaped open space. Landscaping compatible with the location shall be required, including xeriscape treatments.

G. Density, Site and Building Requirements: Density, residential site and building requirements shall be the same as for the HD district, except the allowable residential density outside of the Commercial Core Area shall be 18 dwelling units per residentially developed acre. Residential uses within this district shall be allowed when part of a predominantly commercial development (a minimum of 50% land area devoted for commercial activities) or a multi-story structure with residential units above the first

floor.

1. Yard Requirements. Rear Yard - 25 feet; Side Yard - 10% of lot; Front Yard - 25 feet. Rear yard on sound front shall be no less than 50 feet from the mean high water line and if Gulf front no less than 50 feet from the crest of the primary dune line. There shall be no rear yard required in this district for marinas and marina-related structures.
2. Building Height Line
 - a. Commercial Core Area: No building shall exceed sixteen (16) habitable stories plus one (1) additional story for parking.
 - b. Outside Commercial Core Area: No building shall exceed four (4) habitable stories plus one (1) additional story for parking.
3. Impervious Cover. 80% of lot area.
4. Sidewalks. Sidewalks and other labor-intensive transportation facilities, as appropriate, shall be required for the entire length of the project site.

H. Signs - See Article 8/Section 8.14.00.

PROPOSED AMENDMENT TO

LAND DEVELOPMENT CODE SECTIONS 6.07.00 and 6.07.05

**REVISING THE NAVARRE BEACH COMMERCIAL CORE
AREA, AND REVISING THE USES PERMITTED WITHIN THE
NAVARRE BEACH COMMERCIAL DISTRICT**

Prepared for the
February 14, 2008 meeting of the Local Planning Board

RECOMMENDATION:

That the Local Planning Board consider revisions to the Land Development Code that change the description of the Commercial Core Area on Navarre Beach, and expand the Uses Permitted within the Navarre Beach Commercial zoning district. The proposed changes are shown in ~~striketrough~~ and double underline format below.

BACKGROUND:

1. December 2003 - The Santa Rosa County BOCC approved a rezoning from Navarre Beach High Density to Navarre Beach Commercial for parcel 282S260000013000000 and portions of parcels 282S260000001000000 and 282S260000001000000. (2004-R-046)
2. June 2007 - The Santa Rosa County BOCC authorized the preparation of an amended and restated Navarre Beach lease for the old “Marina” site to add hotel/condominium development as allowed uses.
3. Expanding the Navarre Beach Commercial Core to include these properties will allow development to exceed the current height limitation of 4 habitable stories.
4. Adding Hotels/Motels as a permitted use within the NB-Commercial zoning district will remove the current requirement to obtain special exception approval from the Board of Adjustments prior to development.